



3 St. Josephs Close, Shaw, Oldham, OL2 7UZ
Offers In The Region Of £225,000

SEMI DETACHED | CORNER PLOT | POTENTIAL TO EXTEND | THREE BEDROOMS | WELL MAINTAINED |

The house on St Joseph Close comprises of an entrance hall, cloak & WC, through lounge, conservatory, kitchen, three bedrooms, bathroom & WC and landing. There is parking at the front for 4 cars, the rear and side have patio areas ideal for entertaining. Located close to the Shaw Town Centre and Metro Link.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

CLOAKS & WC

6'2 x 3'1 (1.88m x 0.94m)



Two piece white suite.

THROUGH LOUNGE

10 x 18'3 (3.05m x 5.56m)



KITCHEN

11'7x 8'7 (3.53mx 2.62m)



Single drainer, one and a half bowl, sink unit. Gas hob, electric oven, fridge and freezer. A range of wall and base units.

FIRST FLOOR

BEDROOM ONE

10 x 9'2 (3.05m x 2.79m)



BEDROOM TWO

10 x 8'10 (3.05m x 2.69m)



CONSERVATORY

7'9 x 8'8 (2.36m x 2.64m)

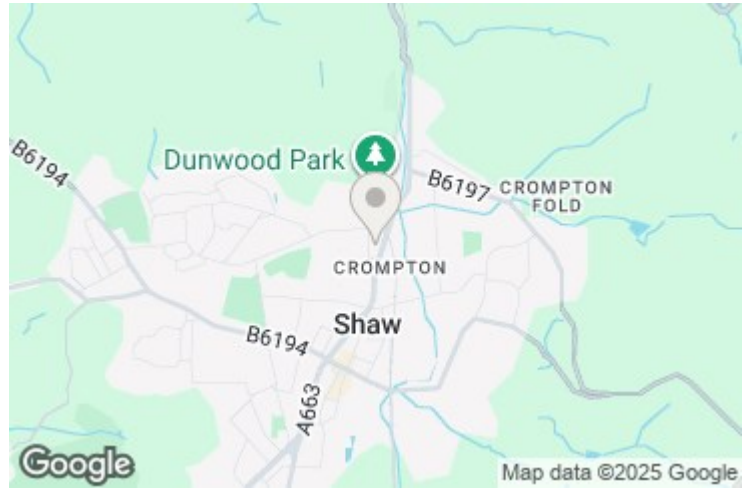


BEDROOM THREE

6'5 x 5'6 (1.96m x 1.68m)



themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



BATHROOM & WC

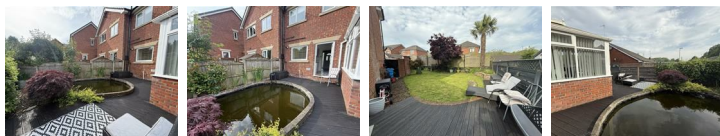
6'10 x 9 (2.08m x 2.74m)



Three piece white suite, shower cubicle and shower, tiling.

LANDING

EXTERNALLY



Parking for up to 4 cars at the front. Rear and side garden with patio areas and a fish pond.

SERVICES -

All main services are installed.

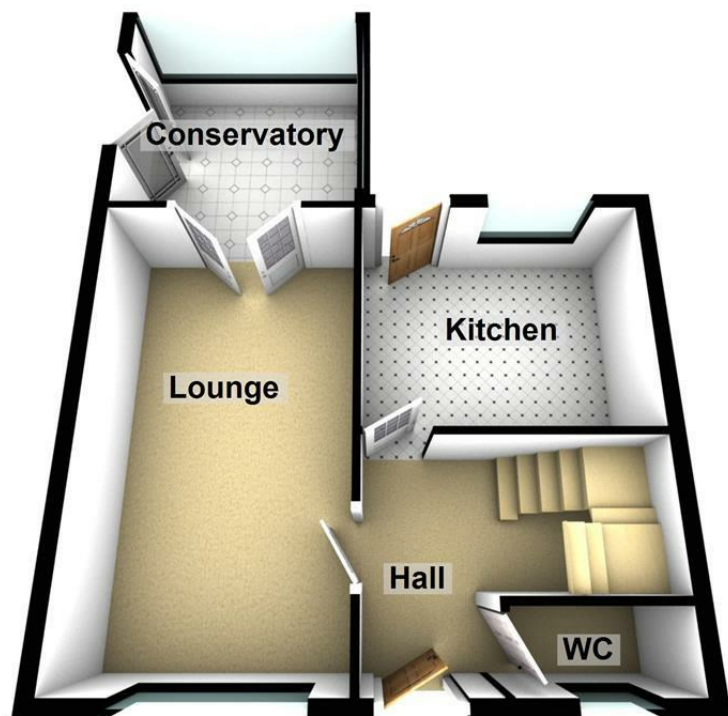
IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	80
	EU Directive 2002/91/EC 	